

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Elizabeth A Heimrich aka Elizabeth Heimrich
Debtor(s)

CHAPTER 13

Rocket Mortgage, LLC fka Quicken Loans, LLC fka
Quicken Loans Inc.

Movant

vs.

NO. 24-13615 PMM

Elizabeth A Heimrich aka Elizabeth Heimrich
Debtor(s)

Scott F. Waterman

Trustee

11 U.S.C. Section 362

ORDER

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 18 West Center Street AKA 18 Center Street W, Nazareth, PA 18064 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

Date: February 12, 2025



United States Bankruptcy Judge.